

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Report of the **PUBLIC HEARING**
Monday, June 27, 2005 at 6:30 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Mayor Allison Habkirk
Councillors: Graham, King, Korol, Mason and Thompson
Gary C. Nason, Administrator
Trish Flanders, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services
Lita Norma, Assistant Planner
Ruby Shea, Recording Secretary

ABSENT: Councillor Haddon

1. APPROVAL OF AGENDA

855.05 MOVED BY COUNCILLOR GRAHAM
SECONDED BY COUNCILLOR KOROL
That the Agenda for the Public Hearing held on June 27, 2005 be approved as circulated.
CARRIED UNANIMOUSLY

2. INTRODUCTORY STATEMENT BY THE MAYOR

Mayor Habkirk noted that the purpose of the Public Hearing was to hear representations in regards to the following Bylaw:

1. "Central Saanich Land Use Bylaw Amendment Bylaw No. 1527, 2005" [To Implement the Riparian Areas Regulation]

Mayor Habkirk then read a prepared statement outlining the procedures for the Public Hearing.

The Administrator advised that extra copies of the Public Hearing Agenda were available for viewing at this Public Hearing. Mr. Nason noted that the Public Hearing Agenda included a copy of the Public Hearing Notice, a copy of Bylaw No. 1527 and relevant background Staff Memoranda relating to the proposed Bylaw, a copy of the District's Watercourse Setback Bylaw No. 1187 (to be repealed by Bylaw No. 1527), and a copy of the Province of BC's Order in Council No. 837 (Riparian Areas Regulation). He advised that copies of the Land Use Bylaw, the Official Community Plan and the two Local Area Plans were also available for viewing at this Public Hearing. Mr. Nason further advised that no correspondence had been received by the District in regards to Bylaw No. 1527.

3. "Central Saanich Land Use Bylaw Amendment Bylaw No. 1527, 2005" [To Implement the Riparian Areas Regulation]

- a) Staff Memorandum dated May 17, 2005 from Lita Norman, Assistant Planner and Hope V. Burns, Director of Planning & Building Services (previously received at the May 30th, 2005 Planning & Development Committee Meeting);
- b) Copy of "Central Saanich Watercourse Setbacks Bylaw No. 1187, 1996" [To be Repealed]
- c) Copy of Order in Council No. 837 from the Province of British Columbia and Provincial Riparian Areas Regulation;
- d) Council Motions to Authorize the Preparation of the Bylaw, to Give the Necessary Readings to Bylaw No. 1527 and to refer the Bylaw to a Public Hearing; and
- e) Correspondence Received Since the Introduction of Bylaw No. 1527 and Publication of the Notice of Public Hearing: None.

The Director of Planning and Building Services, Ms. Hope V. Burns, advised that in general terms, the purpose of Bylaw No. 1527 is to comply with the BC Fish Protection Act and the Riparian Areas Regulation, which require the District to include in its Bylaws riparian area protection provisions in accordance with the Regulation. She further advised that the proposed Bylaw establishes 30 metre minimum setback areas for buildings and structures in relation to watercourses that provide or could provide fish habitat, but permits the siting of buildings and structures within this minimum setback area if a qualified environmental

professional certifies that such development will not harm fish habitat, or the owner obtains authorization under the *Fisheries Act (Canada)*. The proposed siting regulations affect all parcels of land in the District of Central Saanich any portion of which is within 30 metres of a fish bearing watercourse identified on a map that will be added to the Land Use Bylaw as a schedule.

Mayor Habkirk then opened the floor for representations from the public in regards to Bylaw No. 1527. There were no comments.

Mayor Habkirk called three times for representations from the public in regards to Bylaw No. 1527. There were no representations.

Mayor Habkirk declared the Public Hearing for Bylaw No. 1527 closed.

3. ADJOURNMENT:

On motion, the Public Hearing held on Monday, June 27, 2005 adjourned at 6:38 pm.

Allison Habkirk
Mayor

Trish Flanders
Municipal Clerk

Recorded by: Trish Flanders
Municipal Clerk